

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, APRIL 20, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

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| Case | 1 | |
| File Number: | M-07-14-15 | <i>Informational Meeting</i> |
| Case Type: | Zoning Map Amendment | |
| Applicant: | Bill Burwood, Rochester FDS712852, LLC | |
| Address: | 4 Edgewood Park | |
| Zoning District: | R-2 Medium Density Residential District | |
| Section of Code: | 120-190C | |
| Purpose: | To amend the Zoning Map by rezoning the property at 4 Edgewood Park from R-2 Medium Density Residential District to C-2 Community Center District so that it can be combined with the properties at 715-723, 731 and 737 West Main Street to facilitate the construction of a high-impact retail store (Family Dollar); an action requiring City Planning Commission recommendation to City Council. | |
| SEQR: | Unlisted | |
| Lead Agency: | Director of Planning and Zoning | |

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| Case | 2 | |
| File Number: | T-06-14-15 | <i>Informational Meeting</i> |
| Case Type: | Text Amendments | |
| Applicant: | Mayor's Office | |
| Zoning District: | Citywide | |
| Section of Code: | 120-190C | |
| Purpose: | To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: Article XIX City-Wide Design Guidelines and Standards; an action requiring City Planning Commission recommendation to City Council. | |
| SEQR: | Type I | |
| Lead Agency: | Mayor's Office | |

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Case **3**
File Number: **E-047-14-15**
Case Type: Special Permit - Renewal
Applicant: Dave Hartman, The Firehouse Saloon, Inc.
Address: 780-814 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-191B4(C)
Purpose: To continue live entertainment in an existing bar until 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Completed, March 15, 2010**

Case **4**
File Number: **E-048-14-15**
Case Type: Special Permit - Renewal
Applicant: Ali Almansoob, Glide Food Mart
Address: 190-192 Glide Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B4(C)
Purpose: To continue operating a grocery store (pre-existing, nonconforming high impact retail) with hours of operation from 8:00AM to 11:00PM daily; an action requiring City Planning Commission approval.
SEQR: **Completed, March 10, 2008**

Case **5**
File Number: **E-049-14-15**
Case Type: Special Permit
Applicant: Marianne Warfle, Port of Charlotte Merchant's Association
Address: 4370 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(7)
Purpose: To establish an outdoor market with up to two food trucks Monday evenings from 3:00PM to 8:00PM, June through September; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case **6**
File Number: **E-050-14-15**
Case Type: Special Permit
Applicant: Mirza Kahn
Address: 989 Chili Avenue
Zoning District: C-2 Community Center District
Quadrant: SW
Section of Code: 120-43T
Purpose: To establish a high-impact retail sales operation by adding lottery and beer sales to an existing full line food store, currently selling only tobacco; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-051-14-15**
Case Type: Special Permit
Applicant: Five Star Bank
Address: 350 East Henrietta Road (CityGate Lot 1)
Zoning District: PD #11 CityGate
Section of Code: PD #11 F(6)
Purpose: To establish a 24-hour drive-through operation accessory to the proposed building located on lot 1 in the CityGate Planned Development District; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **8**
File Number: **E-052-14-15**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 571 South Avenue, 1104-1112 Monroe Avenue, 486 Alexander Street, 368-368.5 Alexander Street, 521 Chili Avenue, 405 Fernwood Avenue
Zoning District: R-1 Low Density Residential District, R-2 Medium Density Residential District, C-1 Neighborhood Center District, C-2 Community Center District
Section of Code: 120-143 A(1), 120-143 A(2)
Purpose: To install 'micro cell' wireless telecommunications facilities on rooftops of existing buildings; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

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Case **9**
File Number: **E-053-14-15**
Case Type: Special Permit
Applicant: Mathew Grammatico, Banzai Sushi and Cocktail Bar
Address: 503 South Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43K; 120-43B
Purpose: To establish live entertainment in an existing bar/restaurant, specifically karaoke, a DJ and small bands between 10:00PM and 2:00AM daily, and to add accessory outdoor seating between 11:00PM and 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-054-14-15**
Case Type: Special Permit
Applicant: Jeff Ching, Playhouse, Inc.
Address: 830 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43C
Purpose: To establish an amusement center with 25 games operating from 11:30AM to 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Type II (7)**

Case **11**
File Number: **E-055-14-15**
Case Type: Special Permit
Applicant: Jimmy Reader, Coffee Connection
Address: 4435 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(11)
Purpose: To establish live entertainment in an existing coffee house/cafe, specifically small acoustic ensembles and poetry readings from 7:00AM to 9:00PM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**